

Annual Urban Renewal Report, Fiscal Year 2015 - 2016

Levy Authority Summary

Local Government Name: MASON CITY
Local Government Number: 17G145

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
MASON CITY FOREST PARK URBAN RENEWAL	17006	2
MASON CITY UNIFIED URBAN RENEWAL	17010	25
MASON CITY DOWNTOWN REINVESTMENT URBAN RENEWAL	17026	0
MASON CITY SOUTHSIDE GATEWAY URBAN RENEWAL	17027	0

TIF Debt Outstanding: 8,050,932

TIF Sp. Rev. Fund Cash Balance as of 07-01-2015:	959,746	0	Amount of 07-01-2015 Cash Balance Restricted for LMI
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TIF Revenue:	1,458,923
TIF Sp. Revenue Fund Interest:	404
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	16,862
Total Revenue:	1,476,189

Rebate Expenditures:	796,954
Non-Rebate Expenditures:	955,988
Returned to County Treasurer:	0
Total Expenditures:	1,752,942

TIF Sp. Rev. Fund Cash Balance as of 06-30-2016:	682,993	0	Amount of 06-30-2016 Cash Balance Restricted for LMI
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**Year-End Outstanding TIF
Obligations, Net of TIF Special
Revenue Fund Balance: 5,614,997**

Urban Renewal Area Data Collection

Local Government Name: MASON CITY (17G145)
 Urban Renewal Area: MASON CITY FOREST PARK URBAN RENEWAL
 UR Area Number: 17006
 UR Area Creation Date: 07/1993
 UR Area Purpose: See Plan

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
MASON CITY CITY/MASON CITY SCH/FOREST PARK INCREM	17103	17102	0
MASON CITY CITY/MASON CITY SCH/FOREST PARK INCREM	17163	17164	0

Urban Renewal Area Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	1,410,340	17,187,270	0	0	-1,852	18,595,758	0	18,595,758
Taxable	0	786,034	15,468,543	0	0	-1,852	16,252,725	0	16,252,725
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2015: **5,189** **0** **Amount of 07-01-2015 Cash Balance Restricted for LMI**

TIF Revenue: 0
 TIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 0

Rebate Expenditures: 0
 Non-Rebate Expenditures: 450
 Returned to County Treasurer: 0
Total Expenditures: 450

TIF Sp. Rev. Fund Cash Balance as of 06-30-2016: **4,739** **0** **Amount of 06-30-2016 Cash Balance Restricted for LMI**

Projects For MASON CITY FOREST PARK URBAN RENEWAL

Crescent Park Maintenance

Description:	Lawn care for Crescent Park
Classification:	Administrative expenses
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For MASON CITY FOREST PARK URBAN RENEWAL

Crescent Park Maintenance Payment

Debt/Obligation Type:	Other Debt
Principal:	5,189
Interest:	0
Total:	5,189
Annual Appropriation?:	No
Date Incurred:	07/01/2014
FY of Last Payment:	2021

Non-Rebates For MASON CITY FOREST PARK URBAN RENEWAL

TIF Expenditure Amount:	450
Tied To Debt:	Crescent Park Maintenance Payment
Tied To Project:	Crescent Park Maintenance

TIF Taxing District Data Collection

Local Government Name: MASON CITY (17G145)
 Urban Renewal Area: MASON CITY FOREST PARK URBAN RENEWAL (17006)
 TIF Taxing District Name: MASON CITY CITY/MASON CITY SCH/FOREST PARK INCREM
 TIF Taxing District Inc. Number: 17102
 TIF Taxing District Base Year: 1992
 FY TIF Revenue First Received: 1993
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2021

UR Designation	
Slum	No
Blighted	No
Economic Development	07/1994

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	1,410,340	15,875,630	0	0	-1,852	17,284,118	0	17,284,118
Taxable	0	786,034	14,288,067	0	0	-1,852	15,072,249	0	15,072,249
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	5,190,709	12,095,261	0	12,095,261	373,731

FY 2016 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: MASON CITY (17G145)
 Urban Renewal Area: MASON CITY FOREST PARK URBAN RENEWAL (17006)
 TIF Taxing District Name: MASON CITY CITY/MASON CITY SCH/FOREST PARK INCREM
 TIF Taxing District Inc. Number: 17164
 TIF Taxing District Base Year: 2000
 FY TIF Revenue First Received: 2001
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2021

UR Designation	
Slum	No
Blighted	No
Economic Development	06/1997

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	1,311,640	0	0	0	1,311,640	0	1,311,640
Taxable	0	0	1,180,476	0	0	0	1,180,476	0	1,180,476
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	46,475	1,180,476	0	1,180,476	36,475

FY 2016 TIF Revenue Received: 0

◆ Annual Urban Renewal Report, Fiscal Year 2015 - 2016

Urban Renewal Area Data Collection

Local Government Name: MASON CITY (17G145)
 Urban Renewal Area: MASON CITY UNIFIED URBAN RENEWAL
 UR Area Number: 17010
 UR Area Creation Date: 07/1993
 UR Area Purpose: See Plan

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
MASON CITY CITY/MASON CITY SCH/UNIFIED - COMMUNITY GROWTH INCREM	17066	17068	10,986,936
MASON CITY CITY/MASON CITY SCH/UNIFIED - COMMUNITY GROWTH INCREM	17078	17079	0
MASON CITY CITY/MASON CITY SCH/UNIFIED - WESTSIDE INCREM	17119	17121	70,446
MASON CITY CITY AG/MASON CITY SCH/UNIFIED - COMMUNITY GROWTH INCREM	17117	17126	0
MASON CITY CITY AG/MASON CITY SCH/UNIFIED - WESTSIDE INCREM	17120	17128	0
LAKE TWP/MASON CITY SCH/UNIFIED - S EISENHOWER INCREM	17109	17130	186,791
MASON CITY CITY AG/MASON CITY SCH/UNIFIED - S EISENHOWER INCREM	17106	17131	0
MASON TWP/MASON CITY SCH/UNIFIED - S EISENHOWER INCREM	17110	17132	163,421
MASON CITY CITY/MASON CITY SCH/UNIFIED - GATEWAY INCREM	17107	17134	7,756,895
MASON CITY CITY AG/MASON CITY SCH/UNIFIED - GATEWAY INCREM	17108	17135	0
MASON TWP/MASON CITY SCH/UNIFIED - GATEWAY INCREM	17111	17136	0
MASON CITY CITY/MASON CITY SCH/UNIFIED - GATEWAY INCREM	17151	17152	646,089
MASON CITY CITY/MASON CITY SCH/UNIFIED - S EISENHOWER INCREM	17153	17154	0
MASON CITY CITY AG/MASON CITY SCH/UNIFIED - S EISENHOWER INCREM	17155	17156	0
MASON CITY CITY/MASON CITY SCH/UNIFIED - COMMUNITY GROWTH INCREM	17159	17160	7,369,283
MASON CITY CITY AG/MASON CITY SCH/UNIFIED - COMMUNITY GROWTH INCREM	17161	17162	0
MASON CITY CITY/MASON CITY SCH/UNIFIED - GATEWAY INCREM	17199	17200	18,403,780
MASON CITY CITY AG/MASON CITY SCH/UNIFIED - GATEWAY INCREM	17201	17202	0
MASON TWP/MASON CITY SCH/UNIFIED - GATEWAY INCREM	17203	17204	0
MASON CITY CITY/MASON CITY SCH/UNIFIED - INDUSTRIAL URBAN RENEWAL INCREM	17205	17206	507,300
MASON CITY CITY AG/MASON CITY SCH/UNIFIED - INDUSTRIAL URBAN RENEWAL INCREM	17207	17208	0
MASON CITY CORP/MASON CITY SCHOOL/MC UNIFIED - AMD 1 INCREMENT	17227	17228	1,029,273
MASON CITY AG/MASON CITY SCHOOL/MC UNIFIED - AMD 1 INCREMENT	17229	17230	0
MASON CITY CORP/MASON CITY SCHOOL/MC UNIFIED - AMD 2 INC	17231	17232	0
MASON CITY CORP AG/MASON CITY SCHOOL/MC UNIFIED - AMD 2 INC	17233	17234	0

Urban Renewal Area Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	8,271,070	58,256,425	282,272,861	82,607,480	0	-214,832	431,193,004	0	431,193,004
Taxable	3,697,342	32,468,314	254,045,577	74,346,732	0	-214,832	364,343,133	0	364,343,133
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2015: **954,557** **0** **Amount of 07-01-2015 Cash Balance Restricted for LMI**

TIF Revenue: 1,458,923
 TIF Sp. Revenue Fund Interest: 404
 Property Tax Replacement Claims 0
 Asset Sales & Loan Repayments: 1,862
Total Revenue: 1,461,189

Rebate Expenditures:	796,954	
Non-Rebate Expenditures:	871,498	
Returned to County Treasurer:	0	
Total Expenditures:	1,668,452	

TIF Sp. Rev. Fund Cash Balance as of 06-30-2016:	747,294	0	Amount of 06-30-2016 Cash Balance Restricted for LMI
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Projects For MASON CITY UNIFIED URBAN RENEWAL

Golden Grain TIF Rebate

Description:	Rebate TIF Increment
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	Yes
Payments Complete:	No

YMH Torrance TIF Rebate

Description:	Rebate TIF Increment
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	Yes
Payments Complete:	No

Fed Ex TIF Rebate

Description:	Rebate TIF Increment
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	Yes
Payments Complete:	No

REG Development Agreement

Description:	Rebate TIF Increment
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	Yes
Payments Complete:	No

Downtown Facade

Description:	Facade upgrades for businesses
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	No

Urban Revitalization

Description:	Create Urban Revitalization district
Classification:	Administrative expenses
Physically Complete:	No
Payments Complete:	No

NI Powerlifting Rebate

Description:	Rebate TIF Increment
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

Northbridge #1

Description:	Fareway redevelopment
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	Yes

Northbridge #2

Description:	Street development at Fareway
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	Yes

Downtown Streetscape

Description:	Streetscape redevelopment
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

Industrial Site Improvements

Description:	Prepare site to shovel ready
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	Yes

Kinseth

Description:	Finalize development agreement
Classification:	Commercial - hotels and conference centers
Physically Complete:	No
Payments Complete:	No

Metalcraft

Description:	Rebate TIF Increment
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	Yes
Payments Complete:	No

Hosmer Properties

Description:	Rebate TIF Increment
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	Yes
Payments Complete:	No

Legacy

Description:	Rebate TIF Increment
	Commercial - apartment/condos (residential use, classified

Classification:	commercial)
Physically Complete:	Yes
Payments Complete:	No

Cargill Kitchen Solutions

Description:	Rebate TIF Increment
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	Yes
Payments Complete:	No

Taco Johns

Description:	Rebate TIF INcrement
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	Yes

Hotel/Arena project

Description:	Development agreement
Classification:	Commercial - retail
Physically Complete:	No
Payments Complete:	No

Bon-Ton

Description:	Development agreement
Classification:	Commercial - retail
Physically Complete:	No
Payments Complete:	No

NHANS project

Description:	Provide low cost housing
Classification:	Acquisition of property
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For MASON CITY UNIFIED URBAN RENEWAL

Northbridge #1

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	545,000
Interest:	13,890
Total:	558,890
Annual Appropriation?:	Yes
Date Incurred:	04/01/2003
FY of Last Payment:	2018

Northbridge #2

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	95,000
Interest:	3,420
Total:	98,420
Annual Appropriation?:	Yes
Date Incurred:	10/04/2005
FY of Last Payment:	2016

Downtown Streetscape

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	2,730,000
Interest:	243,038
Total:	2,973,038
Annual Appropriation?:	Yes
Date Incurred:	10/01/2011
FY of Last Payment:	2021

Golden Grain TIF Rebate

Debt/Obligation Type:	Rebates
Principal:	1,469,976
Interest:	0
Total:	1,469,976
Annual Appropriation?:	Yes
Date Incurred:	11/04/2003
FY of Last Payment:	2019

YMH Torrance TIF Rebate

Debt/Obligation Type:	Rebates
Principal:	65,159
Interest:	0
Total:	65,159
Annual Appropriation?:	Yes
Date Incurred:	10/05/2012
FY of Last Payment:	2021

Fed Ex TIF Rebate

Debt/Obligation Type:	Rebates
Principal:	229,240
Interest:	0
Total:	229,240
Annual Appropriation?:	Yes
Date Incurred:	10/01/2011
FY of Last Payment:	2016

NI Powerlifting Rebate

Debt/Obligation Type:	Rebates
Principal:	7,726
Interest:	0
Total:	7,726
Annual Appropriation?:	Yes
Date Incurred:	04/02/2013
FY of Last Payment:	2016

Cargill Kitchens Solutions

Debt/Obligation Type:	Rebates
Principal:	673,298
Interest:	0
Total:	673,298
Annual Appropriation?:	Yes
Date Incurred:	02/21/2012
FY of Last Payment:	2022

Industrial Site Improvements

Debt/Obligation Type:	Other Debt
Principal:	3,523
Interest:	0
Total:	3,523
Annual Appropriation?:	No
Date Incurred:	09/24/2015
FY of Last Payment:	2016

Urban Revitalization

Debt/Obligation Type:	Other Debt
Principal:	11,729
Interest:	0
Total:	11,729
Annual Appropriation?:	No
Date Incurred:	07/27/2015
FY of Last Payment:	2016

Kinseth

Debt/Obligation Type:	Other Debt
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Principal:	100
Interest:	0
Total:	100
Annual Appropriation?:	No
Date Incurred:	09/28/2015
FY of Last Payment:	2016

Metalcraft

Debt/Obligation Type:	Rebates
Principal:	620,000
Interest:	0
Total:	620,000
Annual Appropriation?:	Yes
Date Incurred:	07/01/2015
FY of Last Payment:	2021

Taco Johns

Debt/Obligation Type:	Rebates
Principal:	1,464
Interest:	0
Total:	1,464
Annual Appropriation?:	Yes
Date Incurred:	12/18/2007
FY of Last Payment:	2016

Legacy

Debt/Obligation Type:	Rebates
Principal:	329,000
Interest:	0
Total:	329,000
Annual Appropriation?:	Yes
Date Incurred:	10/01/2015
FY of Last Payment:	2022

REG

Debt/Obligation Type:	Rebates
Principal:	522,528
Interest:	0
Total:	522,528
Annual Appropriation?:	Yes
Date Incurred:	10/01/2015
FY of Last Payment:	2021

Hosmer Properties

Debt/Obligation Type:	Rebates
Principal:	65,000
Interest:	0
Total:	65,000
Annual Appropriation?:	Yes

Date Incurred:	10/01/2015
FY of Last Payment:	2021

Dimensional Graphics

Debt/Obligation Type:	Rebates
Principal:	250,000
Interest:	0
Total:	250,000
Annual Appropriation?:	Yes
Date Incurred:	10/01/2015
FY of Last Payment:	2026

Bon Ton

Debt/Obligation Type:	Other Debt
Principal:	2,623
Interest:	0
Total:	2,623
Annual Appropriation?:	No
Date Incurred:	10/23/2015
FY of Last Payment:	2016

Hotel/Arena

Debt/Obligation Type:	Other Debt
Principal:	36,591
Interest:	0
Total:	36,591
Annual Appropriation?:	No
Date Incurred:	09/10/2015
FY of Last Payment:	2016

NHANS program

Debt/Obligation Type:	Other Debt
Principal:	43,398
Interest:	0
Total:	43,398
Annual Appropriation?:	No
Date Incurred:	02/25/2016
FY of Last Payment:	2016

Non-Rebates For MASON CITY UNIFIED URBAN RENEWAL

TIF Expenditure Amount:	187,050
Tied To Debt:	Northbridge #1
Tied To Project:	Northbridge #1

TIF Expenditure Amount:	98,554
Tied To Debt:	Northbridge #2
Tied To Project:	Northbridge #2

TIF Expenditure Amount:	487,932
Tied To Debt:	Downtown Streetscape
Tied To Project:	Downtown Streetscape

TIF Expenditure Amount:	3,523
Tied To Debt:	Industrial Site Improvements
Tied To Project:	Industrial Site Improvements

TIF Expenditure Amount:	11,728
Tied To Debt:	Urban Revitalization
Tied To Project:	Downtown Facade

TIF Expenditure Amount:	100
Tied To Debt:	Kinseth
Tied To Project:	Kinseth

TIF Expenditure Amount:	36,591
Tied To Debt:	Hotel/Arena
Tied To Project:	Hotel/Arena project

TIF Expenditure Amount:	2,622
Tied To Debt:	Bon Ton
Tied To Project:	Bon-Ton

TIF Expenditure Amount:	43,398
Tied To Debt:	NHANS program
Tied To Project:	NHANS project

Rebates For MASON CITY UNIFIED URBAN RENEWAL

Golden Grain TIF Rebate

TIF Expenditure Amount:	490,480
Rebate Paid To:	Golden Grain
Tied To Debt:	Golden Grain TIF Rebate
Tied To Project:	Golden Grain TIF Rebate
Projected Final FY of Rebate:	2019

YMH Torrance TIF Rebate

TIF Expenditure Amount:	26,848
Rebate Paid To:	YMH Torrance
Tied To Debt:	YMH Torrance TIF Rebate
Tied To Project:	YMH Torrance TIF Rebate
Projected Final FY of Rebate:	2019

Fed Ex TIF Rebate

TIF Expenditure Amount:	51,734
Rebate Paid To:	Fed Ex
Tied To Debt:	Fed Ex TIF Rebate
Tied To Project:	Fed Ex TIF Rebate
Projected Final FY of Rebate:	2021

NI Powerlifting Rebate

TIF Expenditure Amount:	7,514
Rebate Paid To:	NI Powerlifting
Tied To Debt:	NI Powerlifting Rebate
Tied To Project:	NI Powerlifting Rebate
Projected Final FY of Rebate:	2017

Cargill Kitchen Solutions

TIF Expenditure Amount:	28,394
Rebate Paid To:	Cargill Kitchen Solutions
Tied To Debt:	Cargill Kitchens Solutions
Tied To Project:	REG Development Agreement
Projected Final FY of Rebate:	2022

Metalcraft

TIF Expenditure Amount:	63,947
Rebate Paid To:	Metalcraft
Tied To Debt:	Metalcraft
Tied To Project:	Metalcraft
Projected Final FY of Rebate:	2021

Taco Johns

TIF Expenditure Amount:	1,464
Rebate Paid To:	Taco Johns
Tied To Debt:	Taco Johns
Tied To Project:	Taco Johns
Projected Final FY of Rebate:	2016

Legacy

TIF Expenditure Amount:	32,296
Rebate Paid To:	Legacy
Tied To Debt:	Legacy
Tied To Project:	Legacy
Projected Final FY of Rebate:	2022

REG

TIF Expenditure Amount:	94,277
Rebate Paid To:	REG
Tied To Debt:	Legacy
Tied To Project:	REG Development Agreement
Projected Final FY of Rebate:	2021

TIF Taxing District Data Collection

Local Government Name: MASON CITY (17G145)
 Urban Renewal Area: MASON CITY UNIFIED URBAN RENEWAL (17010)
 TIF Taxing District Name: MASON CITY CITY/MASON CITY SCH/UNIFIED - COMMUNITY GROWTH INCREM
 TIF Taxing District Inc. Number: 17068
 TIF Taxing District Base Year: 1969
 FY TIF Revenue First Received: 1987
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2021

UR Designation	
Slum	No
Blighted	No
Economic Development	10/2001

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	16,564,220	0	0	0	16,564,220	0	16,564,220
Taxable	0	0	14,907,800	0	0	0	14,907,800	0	14,907,800
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	5,577,284	10,986,936	10,986,936	0	0

FY 2016 TIF Revenue Received: 340,174

TIF Taxing District Data Collection

Local Government Name: MASON CITY (17G145)
 Urban Renewal Area: MASON CITY UNIFIED URBAN RENEWAL (17010)
 TIF Taxing District Name: MASON CITY CITY/MASON CITY SCH/UNIFIED - COMMUNITY GROWTH INCREM
 TIF Taxing District Inc. Number: 17079
 TIF Taxing District Base Year: 1986
 FY TIF Revenue First Received: 1987
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2021

UR Designation	
Slum	No
Blighted	No
Economic Development	10/2001

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	323,750	33,900,630	17,295,490	0	0	51,519,870	0	51,519,870
Taxable	0	180,439	30,510,567	15,565,941	0	0	46,256,947	0	46,256,947
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	29,425,783	22,094,087	0	22,094,087	682,684

FY 2016 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: MASON CITY (17G145)
 Urban Renewal Area: MASON CITY UNIFIED URBAN RENEWAL (17010)
 TIF Taxing District Name: MASON CITY CITY/MASON CITY SCH/UNIFIED - WESTSIDE INCREM
 TIF Taxing District Inc. Number: 17121
 TIF Taxing District Base Year: 1993
 FY TIF Revenue First Received: 1994
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2021

UR Designation	
Slum	No
Blighted	No
Economic Development	06/1993

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	120,590	38,618,530	14,009,490	0	0	52,748,610	0	52,748,610
Taxable	0	67,209	34,756,677	12,608,541	0	0	47,432,427	0	47,432,427
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	22,058,863	30,689,747	70,446	30,619,301	946,104

FY 2016 TIF Revenue Received: 2,181

TIF Taxing District Data Collection

Local Government Name: MASON CITY (17G145)
 Urban Renewal Area: MASON CITY UNIFIED URBAN RENEWAL (17010)
 TIF Taxing District Name: MASON CITY CITY AG/MASON CITY SCH/UNIFIED - COMMUNITY GROWTH INCREM
 TIF Taxing District Inc. Number: 17126
 TIF Taxing District Base Year: 1986
 FY TIF Revenue First Received: 1987
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2021

UR Designation	
Slum	No
Blighted	No
Economic Development	10/2001

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	35,110	0	0	0	0	0	35,110	0	35,110
Taxable	15,695	0	0	0	0	0	15,695	0	15,695
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	60,000	0	0	0	0

FY 2016 TIF Revenue Received: 0

◆ Annual Urban Renewal Report, Fiscal Year 2015 - 2016

TIF Taxing District Data Collection

Local Government Name:	MASON CITY (17G145)
Urban Renewal Area:	MASON CITY UNIFIED URBAN RENEWAL (17010)
TIF Taxing District Name:	MASON CITY CITY AG/MASON CITY SCH/UNIFIED - WESTSIDE INCREM
TIF Taxing District Inc. Number:	17128
TIF Taxing District Base Year:	1993
FY TIF Revenue First Received:	1994
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2021

UR Designation	
Slum	No
Blighted	No
Economic Development	06/1994

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	337,690	0	0	0	0	0	337,690	0	337,690
Taxable	150,954	0	0	0	0	0	150,954	0	150,954
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	180,672	150,954	0	150,954	3,478

FY 2016 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	MASON CITY (17G145)
Urban Renewal Area:	MASON CITY UNIFIED URBAN RENEWAL (17010)
TIF Taxing District Name:	LAKE TWP/MASON CITY SCH/UNIFIED - S EISENHOWER INCREM
TIF Taxing District Inc. Number:	17130
TIF Taxing District Base Year:	1992
FY TIF Revenue First Received:	2010
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2021

UR Designation	
Slum	No
Blighted	No
Economic Development	10/2001

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	703,580	335,150	0	0	0	0	1,038,730	0	1,038,730
Taxable	314,515	186,791	0	0	0	0	501,306	0	501,306
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	351,011	501,306	186,791	314,515	7,438

FY 2016 TIF Revenue Received: 5,783

TIF Taxing District Data Collection

Local Government Name:	MASON CITY (17G145)
Urban Renewal Area:	MASON CITY UNIFIED URBAN RENEWAL (17010)
TIF Taxing District Name:	MASON CITY CITY AG/MASON CITY SCH/UNIFIED - S EISENHOWER INCREM
TIF Taxing District Inc. Number:	17131
TIF Taxing District Base Year:	1992
FY TIF Revenue First Received:	2010
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2021

UR Designation	
Slum	No
Blighted	No
Economic Development	10/2001

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	418,630	0	0	0	0	0	418,630	0	418,630
Taxable	187,136	0	0	0	0	0	187,136	0	187,136
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	148,378	187,136	0	187,136	4,311

FY 2016 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	MASON CITY (17G145)
Urban Renewal Area:	MASON CITY UNIFIED URBAN RENEWAL (17010)
TIF Taxing District Name:	MASON TWP/MASON CITY SCH/UNIFIED - S EISENHOWER INCREM
TIF Taxing District Inc. Number:	17132
TIF Taxing District Base Year:	1992
FY TIF Revenue First Received:	2010
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2021

UR Designation	
Slum	No
Blighted	No
Economic Development	10/2001

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	733,600	293,220	0	0	0	0	1,026,820	0	1,026,820
Taxable	327,936	163,421	0	0	0	0	491,357	0	491,357
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	328,550	491,357	163,421	327,936	7,830

FY 2016 TIF Revenue Received: 5,060

TIF Taxing District Data Collection

Local Government Name:	MASON CITY (17G145)
Urban Renewal Area:	MASON CITY UNIFIED URBAN RENEWAL (17010)
TIF Taxing District Name:	MASON CITY CITY/MASON CITY SCH/UNIFIED - GATEWAY INCREM
TIF Taxing District Inc. Number:	17134
TIF Taxing District Base Year:	1992
FY TIF Revenue First Received:	2007
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2021

UR Designation	
Slum	No
Blighted	No
Economic Development	10/2001

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	721,310	12,103,620	0	0	-3,704	12,821,226	0	12,821,226
Taxable	0	402,009	10,893,258	0	0	-3,704	11,291,563	0	11,291,563
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	4,745,030	8,079,900	7,756,895	323,005	9,981

FY 2016 TIF Revenue Received: 240,167

TIF Taxing District Data Collection

Local Government Name:	MASON CITY (17G145)
Urban Renewal Area:	MASON CITY UNIFIED URBAN RENEWAL (17010)
TIF Taxing District Name:	MASON CITY CITY AG/MASON CITY SCH/UNIFIED - GATEWAY INCREM
TIF Taxing District Inc. Number:	17135
TIF Taxing District Base Year:	1992
FY TIF Revenue First Received:	2007
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2021

UR Designation	
Slum	No
Blighted	No
Economic Development	10/2001

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	1,093,300	0	0	0	0	0	1,093,300	0	1,093,300
Taxable	488,729	0	0	0	0	0	488,729	0	488,729
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	39,351	488,729	0	488,729	11,259

FY 2016 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: MASON CITY (17G145)
 Urban Renewal Area: MASON CITY UNIFIED URBAN RENEWAL (17010)
 TIF Taxing District Name: MASON TWP/MASON CITY SCH/UNIFIED - GATEWAY INCREM
 TIF Taxing District Inc. Number: 17136
 TIF Taxing District Base Year: 1992
 FY TIF Revenue First Received: 2007
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2021

UR Designation	
Slum	No
Blighted	No
Economic Development	10/2001

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	2,393,944	0	0	0	0

FY 2016 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: MASON CITY (17G145)
 Urban Renewal Area: MASON CITY UNIFIED URBAN RENEWAL (17010)
 TIF Taxing District Name: MASON CITY CITY/MASON CITY SCH/UNIFIED - GATEWAY INCREM
 TIF Taxing District Inc. Number: 17152
 TIF Taxing District Base Year: 2004
 FY TIF Revenue First Received: 2007
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2021

UR Designation	
Slum	No
Blighted	No
Economic Development	10/2001

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	3,953,230	11,443,940	644,870	0	-11,112	16,030,928	0	16,030,928
Taxable	0	2,203,266	10,299,546	580,383	0	-11,112	13,072,083	0	13,072,083
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	13,508,487	2,533,553	646,089	1,887,464	58,321

FY 2016 TIF Revenue Received: 20,004

TIF Taxing District Data Collection

Local Government Name:	MASON CITY (17G145)
Urban Renewal Area:	MASON CITY UNIFIED URBAN RENEWAL (17010)
TIF Taxing District Name:	MASON CITY CITY/MASON CITY SCH/UNIFIED - S EISENHOWER INCREM
TIF Taxing District Inc. Number:	17154
TIF Taxing District Base Year:	2009
FY TIF Revenue First Received:	2010
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2021

UR Designation	
Slum	No
Blighted	No
Economic Development	10/2001

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	144,080	0	0	0	0	144,080	0	144,080
Taxable	0	80,300	0	0	0	0	80,300	0	80,300
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	144,080	0	0	0	0

FY 2016 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	MASON CITY (17G145)
Urban Renewal Area:	MASON CITY UNIFIED URBAN RENEWAL (17010)
TIF Taxing District Name:	MASON CITY CITY AG/MASON CITY SCH/UNIFIED - S EISENHOWER INCREM
TIF Taxing District Inc. Number:	17156
TIF Taxing District Base Year:	2009
FY TIF Revenue First Received:	2010
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2021

UR Designation	
Slum	No
Blighted	No
Economic Development	10/2001

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	219,290	0	0	0	0	0	219,290	0	219,290
Taxable	98,028	0	0	0	0	0	98,028	0	98,028
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	124,645	94,645	0	94,645	2,180

FY 2016 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	MASON CITY (17G145)
Urban Renewal Area:	MASON CITY UNIFIED URBAN RENEWAL (17010)
TIF Taxing District Name:	MASON CITY CITY/MASON CITY SCH/UNIFIED - COMMUNITY GROWTH INCREM
TIF Taxing District Inc. Number:	17160
TIF Taxing District Base Year:	2000
FY TIF Revenue First Received:	2000
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2021

UR Designation	
Slum	No
Blighted	No
Economic Development	10/2001

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	25,069,080	57,892,336	5,896,470	0	-85,192	88,772,694	0	88,772,694
Taxable	0	13,971,858	52,103,101	5,306,823	0	-85,192	71,296,590	0	71,296,590
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	43,276,971	45,580,915	7,369,283	38,211,632	1,180,699

FY 2016 TIF Revenue Received: 228,166

TIF Taxing District Data Collection

Local Government Name:	MASON CITY (17G145)
Urban Renewal Area:	MASON CITY UNIFIED URBAN RENEWAL (17010)
TIF Taxing District Name:	MASON CITY CITY AG/MASON CITY SCH/UNIFIED - COMMUNITY GROWTH INCREM
TIF Taxing District Inc. Number:	17162
TIF Taxing District Base Year:	2000
FY TIF Revenue First Received:	2001
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2021

UR Designation	
Slum	No
Blighted	No
Economic Development	10/2001

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	766,130	0	0	0	0	0	766,130	0	766,130
Taxable	342,474	0	0	0	0	0	342,474	0	342,474
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	403,347	342,474	0	342,474	7,890

FY 2016 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	MASON CITY (17G145)
Urban Renewal Area:	MASON CITY UNIFIED URBAN RENEWAL (17010)
TIF Taxing District Name:	MASON CITY CITY/MASON CITY SCH/UNIFIED - GATEWAY INCREM
TIF Taxing District Inc. Number:	17200
TIF Taxing District Base Year:	2004
FY TIF Revenue First Received:	2007
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2021

UR Designation	
Slum	No
Blighted	No
Economic Development	10/2001

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	68,810	4,149,500	23,860,380	0	0	28,078,690	0	28,078,690
Taxable	0	38,350	3,734,550	21,474,342	0	0	25,247,242	0	25,247,242
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	8,202,570	19,876,120	18,403,780	1,472,340	45,494

FY 2016 TIF Revenue Received: 569,813

TIF Taxing District Data Collection

Local Government Name:	MASON CITY (17G145)
Urban Renewal Area:	MASON CITY UNIFIED URBAN RENEWAL (17010)
TIF Taxing District Name:	MASON CITY CITY AG/MASON CITY SCH/UNIFIED - GATEWAY INCREM
TIF Taxing District Inc. Number:	17202
TIF Taxing District Base Year:	2004
FY TIF Revenue First Received:	2007
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2021

UR Designation	
Slum	No
Blighted	No
Economic Development	10/2012

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	2,288,000	0	0	0	0	0	2,288,000	0	2,288,000
Taxable	1,022,783	0	0	0	0	0	1,022,783	0	1,022,783
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	226,574	1,022,783	0	1,022,783	23,562

FY 2016 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: MASON CITY (17G145)
 Urban Renewal Area: MASON CITY UNIFIED URBAN RENEWAL (17010)
 TIF Taxing District Name: MASON TWP/MASON CITY SCH/UNIFIED - GATEWAY INCREM
 TIF Taxing District Inc. Number: 17204
 TIF Taxing District Base Year: 2004
 FY TIF Revenue First Received: 2007
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2021

UR Designation	
Slum	No
Blighted	No
Economic Development	10/2001

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	1,081,000	233,190	0	0	0	-1,852	1,312,338	0	1,312,338
Taxable	483,231	129,965	0	0	0	-1,852	611,344	0	611,344
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	1,447,150	0	0	0	0

FY 2016 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: MASON CITY (17G145)
 Urban Renewal Area: MASON CITY UNIFIED URBAN RENEWAL (17010)
 TIF Taxing District Name: MASON CITY CITY/MASON CITY SCH/UNIFIED - INDUSTRIAL URBAN RENEWAL INCREM
 TIF Taxing District Inc. Number: 17206
 TIF Taxing District Base Year: 2011
 FY TIF Revenue First Received: 2002
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2021

UR Designation	
Slum	No
Blighted	No
Economic Development	06/2021

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	78,510	82,900	18,946,060	0	0	19,107,470	0	19,107,470
Taxable	0	43,756	74,610	17,051,454	0	0	17,169,820	0	17,169,820
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	18,719,430	388,040	507,300	-119,260	-3,685

FY 2016 TIF Revenue Received: 15,707

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TIF Taxing District Data Collection

Local Government Name:	MASON CITY (17G145)
Urban Renewal Area:	MASON CITY UNIFIED URBAN RENEWAL (17010)
TIF Taxing District Name:	MASON CITY CITY AG/MASON CITY SCH/UNIFIED - INDUSTRIAL URBAN RENEWAL INCREM
TIF Taxing District Inc. Number:	17208
TIF Taxing District Base Year:	2011
FY TIF Revenue First Received:	2002
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2021

UR Designation	
Slum	No
Blighted	No
Economic Development	06/2021

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	432,350	0	0	0	0	0	432,350	0	432,350
Taxable	193,269	0	0	0	0	0	193,269	0	193,269
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	308,709	123,641	0	123,641	2,848

FY 2016 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	MASON CITY (17G145)
Urban Renewal Area:	MASON CITY UNIFIED URBAN RENEWAL (17010)
TIF Taxing District Name:	MASON CITY CORP/MASON CITY SCHOOL/MC UNIFIED - AMD 1 INCREMENT
TIF Taxing District Inc. Number:	17228
TIF Taxing District Base Year:	2011
FY TIF Revenue First Received:	
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	25,077,155	106,204,145	1,954,720	0	-101,860	133,134,160	0	133,134,160
Taxable	0	13,976,378	95,583,732	1,759,248	0	-101,860	111,217,498	0	111,217,498
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	132,699,036	536,984	1,029,273	-492,289	-15,211

FY 2016 TIF Revenue Received: 31,868

TIF Taxing District Data Collection

Local Government Name:	MASON CITY (17G145)
Urban Renewal Area:	MASON CITY UNIFIED URBAN RENEWAL (17010)
TIF Taxing District Name:	MASON CITY AG/MASON CITY SCHOOL/MC UNIFIED - AMD 1 INCREMENT
TIF Taxing District Inc. Number:	17230
TIF Taxing District Base Year:	2011
FY TIF Revenue First Received:	
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	162,390	0	0	0	0	0	162,390	0	162,390
Taxable	72,592	0	0	0	0	0	72,592	0	72,592
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	110,858	51,532	0	51,532	1,187

FY 2016 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	MASON CITY (17G145)
Urban Renewal Area:	MASON CITY UNIFIED URBAN RENEWAL (17010)
TIF Taxing District Name:	MASON CITY CORP/MASON CITY SCHOOL/MC UNIFIED - AMD 2 INC
TIF Taxing District Inc. Number:	17232
TIF Taxing District Base Year:	2012
FY TIF Revenue First Received:	
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	1,838,350	1,313,040	0	0	-11,112	3,140,278	0	3,140,278
Taxable	0	1,024,572	1,181,736	0	0	-11,112	2,195,196	0	2,195,196
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	3,202,110	0	0	0	0

FY 2016 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: MASON CITY (17G145)
 Urban Renewal Area: MASON CITY UNIFIED URBAN RENEWAL (17010)
 TIF Taxing District Name: MASON CITY CORP AG/MASON CITY SCHOOL/MC UNIFIED - AMD 2 INC
 TIF Taxing District Inc. Number: 17234

TIF Taxing District Base Year: 2012

FY TIF Revenue First Received:

Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	0	0	0	0	0

FY 2016 TIF Revenue Received: 0

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Urban Renewal Area Data Collection

Local Government Name: MASON CITY (17G145)
 Urban Renewal Area: MASON CITY DOWNTOWN REINVESTMENT URBAN RENEWAL
 UR Area Number: 17026
 UR Area Creation Date: 10/2015
 UR Area Purpose: See Plan

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
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Urban Renewal Area Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2015:	0	0	Amount of 07-01-2015 Cash Balance Restricted for LMI
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TIF Revenue:	0
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	15,000
Total Revenue:	15,000

Rebate Expenditures:	0
Non-Rebate Expenditures:	41,465
Returned to County Treasurer:	0
Total Expenditures:	41,465

TIF Sp. Rev. Fund Cash Balance as of 06-30-2016:	-26,465	0	Amount of 06-30-2016 Cash Balance Restricted for LMI
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Projects For MASON CITY DOWNTOWN REINVESTMENT URBAN RENEWAL

Reinvestment District

Description:	Reinvestment in downtown Hotel/Arena
Classification:	Commercial - hotels and conference centers
Physically Complete:	No
Payments Complete:	No

Bon-Ton

Description:	Development Agreement
Classification:	Commercial - office properties
Physically Complete:	No
Payments Complete:	No

Downtown Facade

Description:	Facade upgrades
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	Yes

Debts/Obligations For MASON CITY DOWNTOWN REINVESTMENT URBAN RENEWAL

Hotel development agreement

Debt/Obligation Type:	Other Debt
Principal:	8,777
Interest:	0
Total:	8,777
Annual Appropriation?:	No
Date Incurred:	07/15/2015
FY of Last Payment:	2016

Downtown Facade

Debt/Obligation Type:	Other Debt
Principal:	29,457
Interest:	0
Total:	29,457
Annual Appropriation?:	No
Date Incurred:	03/23/2016
FY of Last Payment:	2016

Bon-ton development agreement

Debt/Obligation Type:	Other Debt
Principal:	3,231
Interest:	0
Total:	3,231
Annual Appropriation?:	No
Date Incurred:	02/24/2016
FY of Last Payment:	2016

Non-Rebates For MASON CITY DOWNTOWN REINVESTMENT URBAN RENEWAL

TIF Expenditure Amount:	8,777
Tied To Debt:	Hotel development agreement
Tied To Project:	Reinvestment District

TIF Expenditure Amount:	3,231
Tied To Debt:	Bon-ton development agreement
Tied To Project:	Bon-Ton

TIF Expenditure Amount:	29,457
Tied To Debt:	Downtown Facade
Tied To Project:	Downtown Facade

Urban Renewal Area Data Collection

Local Government Name: MASON CITY (17G145)
 Urban Renewal Area: MASON CITY SOUTHSIDE GATEWAY URBAN RENEWAL
 UR Area Number: 17027
 UR Area Creation Date: 04/2016
 UR Area Purpose: See plan

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
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Urban Renewal Area Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2015:	0	0	Amount of 07-01-2015 Cash Balance Restricted for LMI
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TIF Revenue:	0
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	0

Rebate Expenditures:	0
Non-Rebate Expenditures:	42,575
Returned to County Treasurer:	0
Total Expenditures:	42,575

TIF Sp. Rev. Fund Cash Balance as of 06-30-2016:	-42,575	0	Amount of 06-30-2016 Cash Balance Restricted for LMI
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Projects For MASON CITY SOUTHSIDE GATEWAY URBAN RENEWAL

Prestage

Description:	Hog Processing Plant
Classification:	Agribusiness
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For MASON CITY SOUTHSIDE GATEWAY URBAN RENEWAL

Prestage Development Agreement

Debt/Obligation Type:	Other Debt
Principal:	42,575
Interest:	0
Total:	42,575
Annual Appropriation?:	No
Date Incurred:	02/17/2016
FY of Last Payment:	2016

Non-Rebates For MASON CITY SOUTHSIDE GATEWAY URBAN RENEWAL

TIF Expenditure Amount:	42,575
Tied To Debt:	Prestage Development Agreement
Tied To Project:	Prestage